

THE RHODY AWARDS *for* Historic Preservation

2018

Presented by
Preserve Rhode Island
and
**Rhode Island Historical Preservation
& Heritage Commission**

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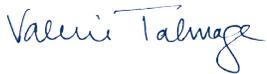
THE
PRESERVATION SOCIETY
OF NEWPORT COUNTY



WELCOME TO THE 2018 RHODY AWARDS FOR HISTORIC PRESERVATION

Thank you for joining Preserve Rhode Island and the Rhode Island Historical Preservation & Heritage Commission as we celebrate the people and projects that make our state a place where we all enjoy living, working and playing. Tonight's winners show that historic preservation is not static—it is a dynamic, vibrant part of our neighborhoods and main streets, improving both quality of life and our economy.

Cheers to each of our Rhody Award winners for their dedication and passion for preserving our heritage, enhancing our communities, and caring for the historic structures that make us feel at home. So let's mingle, applaud, and have a great time. America's smallest state has a lot to celebrate!



Valerie Talmage
Executive Director
Preserve Rhode Island



J. Paul Loether
Executive Director & SHPO
Rhode Island Historical Preservation
& Heritage Commission

HOST COMMITTEE

Thank you to our dedicated and generous Host Committee!

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Trudy Coxe

Kristin DeKuiper

Maia Farish

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Tina & William Harsch

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Patricia & Torre Peterson

Virginia & Tony Thomas

Richard Ventrone & Don Enos

Patricia & Clifford Woods

SPECIAL THANK YOU

Joyce & Mark Gervasio - Photographers



Did your firm or organization play a supporting role in a Rhody Award project?

You can purchase a framed award copy to celebrate your contribution to one of tonight's award-winning projects. Award copies are \$60 each. Contact Susanna Prull at sprull@preserveri.org by October 31st.

RHODY AWARD ORDERS



Preserve Rhode Island is the statewide nonprofit advocate for our state's beautiful and unique historic places. We work to protect them through advocacy, stewardship and preservation programs. We engage with communities around the state: appearing before town councils, testifying at the State House, helping homeowners and meeting with community groups. We own several historic properties, including the Lippitt House Museum. A charitable organization, we rely on your contributions to help us speak up for great old places!

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**RI Historical Preservation
& Heritage Commission**

The Rhode Island Historical Preservation & Heritage Commission is the state agency for historical preservation and heritage programs. The Commission operates a statewide program that identifies and protects historic buildings, districts, structures, and archaeological sites. The Commission also develops and carries out programs to document and celebrate the rich cultural heritage of Rhode Island's people.

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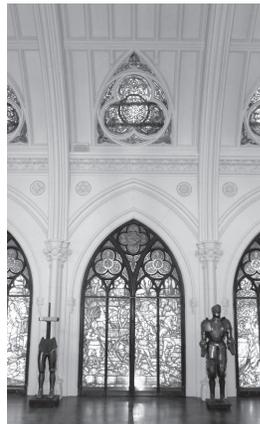
J. Paul Loether (ex officio)
State Historic Preservation Officer

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Belcourt of Newport

Designed as a gentleman's retreat and stable for Oliver Hazard Perry Belmont by famed architect Richard Morris Hunt, the Gilded Age estate at Belcourt (1894) was significantly transformed by two ambitious women. Alva Vanderbilt married Belmont in 1896 and renovated the bachelor pad, including altering the entrance to face Bellevue Avenue. Over the years, Belcourt endured roof leaks, water damage, and humidity problems that caused extensive deterioration. In 2012, Carolyn Rafaelian, founder and CEO of Alex & Ani, purchased the property and began a seven-year campaign to restore Belcourt. Her project has restored doors and windows, stabilized the central staircase, and preserved decorative plaster and elaborate woodwork. Other significant upgrades include a geothermal heating system and more than five miles of new wiring. Now open to the public, Belcourt offers visitors a fanciful escape into a preserved Gilded Age estate.

Project Team: Carolyn Rafaelian, Owner
 Shahin Barzin, AIA, Architect
 Bill Crozier, Master Woodworker
 Sam Hardy, Construction Manager
 Victor Neves, Master Electrician
 David Seymour, Structural Engineer
 John Shehan, Decorative Paint Specialist
 Ken Wildes, Plasterer



Pomham Rocks Lighthouse, East Providence

Built on a small, rocky island in the Providence River in 1871, Pomham Rocks Lighthouse served as an aid to navigation for over 100 years, before being decommissioned by the U.S. Coast Guard in 1974. Abandoned and vacant for decades, the Second Empire-style lighthouse found a savior in 2004, when a group of dedicated volunteers formed the Friends of Pomham Rocks Lighthouse. Within two years, the Friends had completed a meticulous exterior restoration and the lighthouse lantern shone once again. A multi-year rehabilitation of the interior, funded partly by a State Preservation Grant from the Rhode Island Historical Preservation & Heritage Commission, concluded in 2018. Today, the fully restored, working lighthouse stands proud, a beacon for mariners and an inspiration to those who love Rhode Island's unique historic places.

Project Team: Friends of Pomham Rocks Lighthouse
 Abcore Restoration Company, Inc.
 American Lighthouse Foundation
 Gilbane Building Company
 Specialty Divers
 Vision 3 Architects



Roosevelt Hall, University of Rhode Island, Kingston

Completed in 1937, Eleanor Roosevelt Hall was designed in the Colonial Revival style by noted architect Albert Harkness. Built as a women's dormitory, the red-brick building boasted handsome entry porticos with Classical detailing, stately brick chimneys, and unusual dormers with windows on three sides. By the early 21st century, however, Roosevelt Hall was badly in need of repair. Recognizing the architectural value of the building, the University of Rhode Island initiated a project to replace failing windows with new sash that match the originals; address spalling masonry through treatment and selective replacement; rebuild the chimneys to their original, distinctive design; and replace the slate roof and copper flashing, downspouts and gutters in-kind. Refurbished to be weather-tight and sustainable, historic Roosevelt Hall is ready for the future.

Project Team: University of Rhode Island Office of Capital Projects
 Alpha Omega Construction
 Apollo Roofing & Sheet Metal, Inc.
 Brewster Thornton Group Architects, LLP
 Iron Construction Group, LLC
 Keogh Construction Management
 R&R Window Contractors, Inc.
 Wiss, Janey, Elstner Associates, Inc.



South Street Landing, Providence

When CV Properties acquired the Classical Revival-style South Street Station on Eddy Street in 2015, the former power plant had been vacant for 20 years. Through an innovative public/private partnership – and the support of historic tax credits – the developer converted the hulking brick building into a state-of-the-art nursing education facility for Rhode Island College and the University of Rhode Island, as well as offices for Brown University. Masonry was cleaned and repointed; massive round-arched widow sash were installed; and a rooftop addition was sensitively designed so as not to detract from the historic integrity of the exterior. Significant interior features, including the voluminous turbine hall, were retained and integrated into the design. Now called South Street Landing, the spectacularly re-imagined power plant is a catalyst for the revitalization of Providence's Jewelry District.

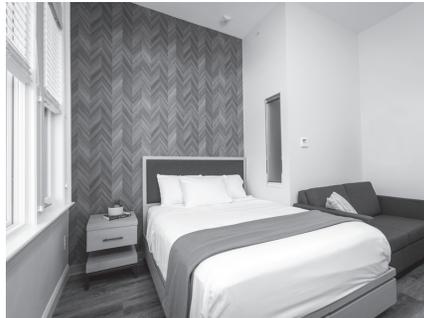
Project Team: Wexford Science + Technology
 Beta Engineering
 Cosentini Associates
 CV Properties, LLC
 DBVW Architects
 Gilbane Building Company
 MacRostie Historic Advisors, LLC
 Odeh Engineers
 Tsoi Kobus Design
 Ventas, Inc.



Case Mead Building, Providence

The four-story Case Mead Building was erected on a busy corner in Downtown Providence in 1859. It housed a variety of enterprises, including an infantry hall, cigar stores, a haberdashery, Toomey’s One Arm Lunchroom, and the infamous Turkish Parlor. In 1906, the building was completely remodeled with new tripartite windows and the addition of a fifth story; the upper floors were partitioned into small offices. When Paolino Properties moved their offices from the building, they recognized that 76 Dorrance was a prime location for residential redevelopment and launched an extensive rehab project in 2016. Using state and federal tax credits, they created 44 microloft, studio, and one-bedroom apartments as well as new commercial spaces. Once the 1906 window configuration was restored, stucco repaired, and historic storefronts recreated, a new paint scheme refreshed the exterior. Poised for its third act, the Case Mead Building plays a leading role in the revitalization of Downtown Providence.

- Project Team: Case Mead Assoc. LLC
 Construction Advisors, LLC
 Joseph R. Paolino Management Company
 Paolino Properties
 Providence Revolving Fund
 The Washington Trust Company
 ZDS Architectural & Interior Design



Almy Street School, Providence

In 1892, the City of Providence erected a primary school on the West Side. Architect George W. Cady designed the wood-frame Queen Anne-style building for 200 pupils in four large classrooms. Vacated in 2000, the 19th-century school deteriorated into a 21st-century eyesore. Fortunately, the West Broadway Neighborhood Association had the foresight to apply for state historic tax credits for the property in anticipation of attracting a developer. Providence Revolving Fund and B.J. Dupré formed Elementary LLC to purchase the building from the City, accept the credits, and carry out a transformative rehab project. The exterior was restored, from fishscale shingle siding to turned balusters. Inside, ten comfortable apartments retain historic transoms, blackboards, and beadboard wainscoting. Even the asphalt schoolyard turned into a green urban oasis. Assignment complete. Grade: A+.

- Project Team: Elementary, LLC
 Armory Construction Services LLC
 Centerville Bank
 Monika P. Kraemer, Architect
 Dean W. Martineau
 Providence Redevelopment Authority
 West Broadway Neighborhood Association



Philip Cryan Marshall

As a high school student in the 1960s, Philip Marshall visited the steeple at Trinity Church and discovered a changing Newport, influenced by both urban renewal and the nascent historic preservation movement. This experience served as the foundation for Philip's career, in which he emphasizes the importance of mentorship, community-based preservation, and collaboration. After years as a teacher, non-profit professional, and hands-on preservationist, Philip became a professor at Roger Williams University's School of Architecture, Art and Historic Preservation. At Roger Williams, Philip would help establish the graduate program and inspire generations of students to adopt a multi-disciplinary approach to historic preservation. Retired from teaching in 2017, Philip focuses his energy on the challenges of climate change by serving as co-chair of Newport Restoration Foundation's "Keeping History Above Water" initiative and acts as an advocate for elder justice, which – like preservation – respects and protects the timeless value of that which is old.



Lucie G. Searle

Downtown Providence wouldn't be the vibrant and dynamic place it is today without the hard work and dedication of preservation developer Lucie G. Searle. Through her work with the arts organization AS220, Lucie has overseen the transformation of three historic buildings totaling nearly 100,000 square feet into live/work studios, theaters, galleries, offices, restaurants and retail spaces, breathing new life into formerly desolate city blocks. Local organizations are eager for Lucie's expertise; she has served on the boards of the Providence Revolving Fund and Grow Smart Rhode Island and is a member of the Rhode Island Historical Preservation & Heritage Commission. While on the board of the Providence Preservation Society, she spearheaded the effort to save the Shepard's Building. The secrets to Lucie's success? Smarts, tenacity, creativity, a knack for collaboration, and an unfailing ability to see the potential in our historic urban fabric.



Curt Genga

The Preservation Society of Newport County's (PSNC) eleven historic house museums are legend among Rhode Islanders, history buffs, and tourists alike, but no one knows them better than Curt Genga. A native Newporter trained in the building trades by his father, Curt became the PSNC's Properties Director in 1998. Drawing on his experience communicating with contractors and breaking down the steps of complicated construction projects, Curt quickly transformed PSNC's operations with careful planning, humble dedication, and an emphasis on teamwork. Among his many accomplishments, Curt supervised the development of a preservation planning database that allowed the organization to eradicate \$15 million in deferred maintenance, led exterior restorations at The Breakers and the Chinese Tea House at Marble House, and transformed The Elms Carriage House into a center for visiting research fellows. When Curt retired from the PSNC in December 2017, he looked back at this tenure with satisfaction, saying, "I wouldn't change a thing."



Photo credit: Gavin Ashworth



Robert E. Gilpin

For nearly three decades, Rob Gilpin has trekked across the dunes to look after the historic lighthouse at the northern tip of Block Island. He joined the effort to save North Light as a way of giving back to the community. Rob's first volunteer contributions were hands-on: monitoring conditions, boarding up windows and doors, carrying out minor repairs. He came to lead the North Light Commission, managing a \$700,000 restoration project. Trained as a mason, Rob values learning from tradespeople, architects, and building consultants who have worked on site, and he chats up teachers, old-timers, children, and other visitors. Spare time? That's when he watches over South East Lighthouse. Rob Gilpin's dedication to the North Light is a shining example of volunteer service to historic preservation.

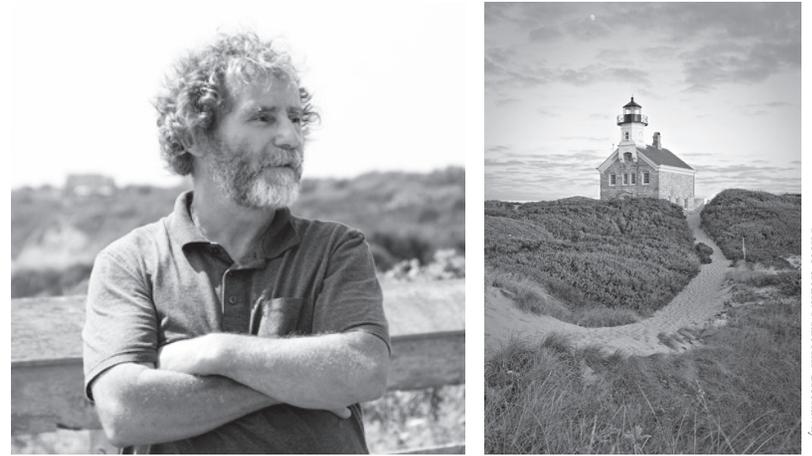


Photo credit: Malcolm Greenway



Photo credit: Robin B. Langsdorf



Happy 50th Anniversary
to the Rhode Island
Historical Preservation &
Heritage Commission!

Finally eligible for the National Register!

Help Preserve Historic Places!

Join Preserve Rhode Island and support bringing new life to old buildings, restoring historic landscapes, advocating for vital preservation policies, and assisting owners of historic properties.

Become a member today at
www.PreserveRI.org



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